



THE COMMISSIONERS OF ST. MICHAELS

OFFICE OF CODE ENFORCEMENT, PLANNING AND ZONING

SETTLED 1670-1680

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TO: Commissioners of St. Michaels
FROM: Planning Commission
DATE: 11/05/2021
RE: Recommendation for text amendments to Zoning Ordinance - Chapter 340

At the meeting held on 11/02/2021 the Planning Commission members were in agreement that the following zoning code text amendment is needed:

§340-56 Table of Permitted uses:

Parking, non-accessory	A	R-1	R-2	R-3	RG	WD	CC	HR	SLC	GC	MC	MM	PF
Existing	N	N	N	N	N	SE	N	N	N	N	SE	N	N
Proposed	P	SE	SE	SE	SE	P	P	P	P	P	P	P	P

Parking, non-accessory is defined as parking that is not provided to comply with minimum off-street parking requirements and that is not provided exclusively to serve occupants of or visitors to a particular use but instead is available to the public-at-large. Examples include commercial parking garages. A parking facility that provides both accessory and non-accessory parking will be classified as non-accessory parking if it leases 25% or more of its spaces to non-occupants of or persons other than visitors to a particular use.

All public parking lots would fall under this category therefore making all current lots nonconforming and any future lots (particularly in CC zone) not permitted (including the Fremont Street lot currently under review).

Jefferson Knapp, Chairman

Date